



Director's Rule 49-88

Applicant CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	Page	of	Supersedes
	1	1	NA
	Publication		Effective
	9/1/88		10/3/88
Subject SEPA Exemption on Split-Zoned Lots	Code and Section Reference		
	Section 25.05.800		
	Seattle Municipal Code		
	Type of Rule		
Index SEPA - Technical Requirement	Code Interpretation		
	Ordinance Authority		
	3.06.040 SMC		
Approved		Date 9/26/88	

The SEPA Ordinance establishes different thresholds for environmental review in different zones.

Rule:

When development is proposed on a site with more than one zone designation, the largest exemption threshold shall apply; provided, that no more development than that permitted by a smaller exemption threshold applicable in one of the zones may occur in that zone and be considered exempt.

Example:

1. A lot is split zoned C1 and NC3. A 10,000 square foot building is proposed. The project may be exempt so long as no more than 4,000 square feet are placed in the NC3 portion. Note that the exemptions are not additive: one does not add the 12,000 square foot exemption in the C1 to the 4,000 square foot exemption in the NC3 and allow up to 16,000 square feet. Rather, the 12,000 square foot exemption applicable in the C1 acts as an overall limit, and the portion in the NC3 complies with the exemption level of that zone.
2. A 20-unit apartment building is proposed for a lot split-zoned MR and L3. The proposal shows only 8 units in the L3, the amount exempt under the L3 portion. This project will not trigger SEPA, as the total number of units is within the exemption threshold for the more intensive zone (MR) and the number of units placed in the L3 zone is within that zone's threshold limit.

Reason:

Because the SEPA ordinance establishes different thresholds in different zones, a means of applying those thresholds to split-zone lots is required.

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